



**Gloucester Road, Peterborough, PE2**

**£380,000**





# Property Description

Hudson Homes are delighted to offer this detached family home ideal for a growing family located within walking distance to the City Centre. The property comprises an extended family room, living room, kitchen and shower room to the ground floor and three bedrooms and family bathroom to the first floor, to the side are covered porches with a large pergola to the rear finished off with a mature garden and spacious workshop.

EPC Rating: D



# Key Features

- ✓ Detached Property
- ✓ Ideal For A Growing Family
- ✓ Extended Ground Floor
- ✓ Mature Rear Gardens
- ✓ Workshop To The Side



# Rooms

## Property Entrance

Double glazed door leading to entrance porch, door leading to entrance hallway

## Entrance Hall

Stairs leading to first floor landing, doors to

## Living Room

**25' 1" x 11' 12" (7.65m x 3.65m)**

UPVC double glazed bay window to front, UPVC double glazed window to side, gas fire place with inset hearth, radiator

## Family/Dining Room

**14' 8" x 12' 1" (4.48m x 3.68m)**

Extended family room/dining room with UPVC double glazed patio doors to rear, UPVC double glazed window to side, two radiators, gas fire place with surround and hearth

## Kitchen

**11' 1" x 9' 2" (3.39m x 2.8m)**

Double glazed window to rear, door leading to side, matching range of base and eye level units with work surfaces over, sink and drainer with mixer tap over, built in electric oven, built in gas hob, tiled splash backs

## Downstairs Shower Room

**8' 1" x 4' 6" (2.46m x 1.36m)**

UPVC double glazed window to side, four piece suite comprising fully tiled shower cubicle, WC, wash hand basin, bidet, space and plumbing for washing machine

## First Floor and Landing

### Bedroom One

**13' 9" x 12' 6" (4.2m x 3.82m)**

UPVC double glazed bay window to front, radiator

### Bedroom Two

**11' 4" x 10' 9" (3.45m x 3.27m)**

UPVC double glazed window to rear, radiator



## **Bedroom Three**

**7' 12" x 7' 5" (2.43m x 2.27m)**

UPVC double glazed window to rear, radiator

## **Bathroom**

**6' 3" x 5' 6" (1.9m x 1.68m)**

UPVC double glazed window to front, three piece suite comprising WC, wash hand basin, panelled bath with separate taps over

# External Areas

## Rear Garden

Private rear garden with mature trees/bushes and shrubbery, wood build summer house, extended pergola over patio area. Workshop: Access from front and rear, metal up and over door, brick built, power and light connected.













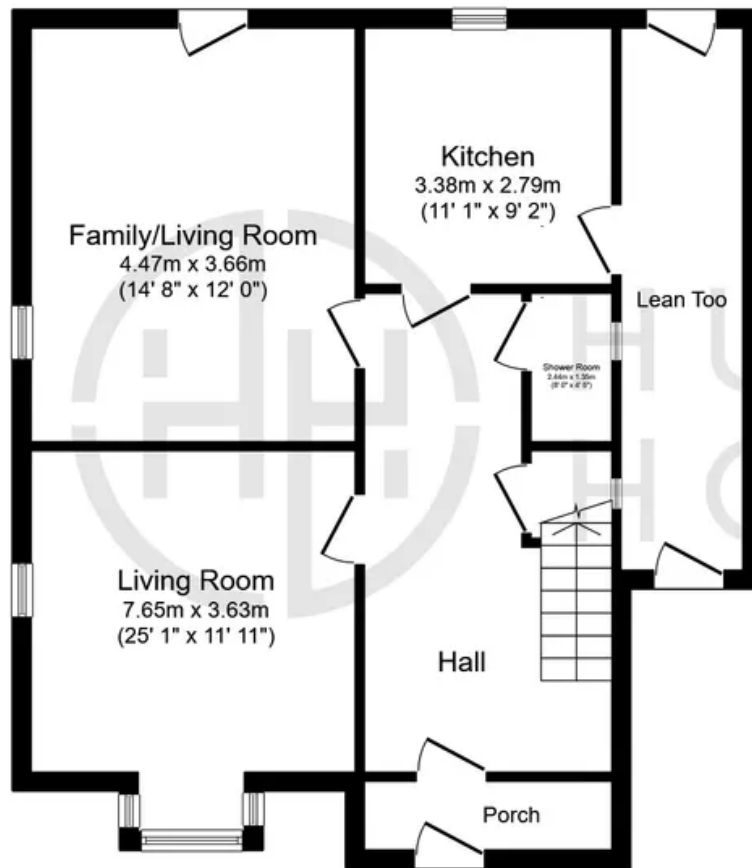




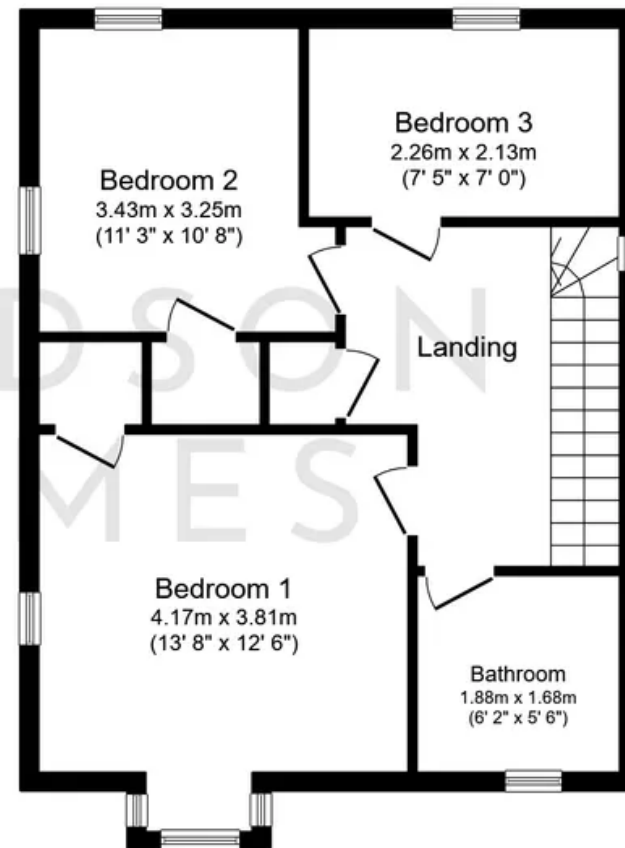








**Ground Floor**



**First Floor**

Total floor area 122.9 sq.m. (1,323 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



## **Hudson Homes Estate Agents**

01733 788222

[info@hudson-homes.co.uk](mailto:info@hudson-homes.co.uk)

